

WARRANTY DEED

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49-1-49 ✓

Part of

43-234

Know all Men by these Presents,TRANSFER
TAX
PAID

That I, SYLVIA R. PALMER of the City of Waterville, County of Kennebec and State of Maine, _____

in consideration of one dollar (\$1.00) and other good and valuable considerations, _____

paid by THOMAS V. TOTMAN, _____

whose mailing address is Box 1232, Waterville, Maine - 04901, _____

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and

~~convey~~ unto the said THOMAS V. TOTMAN, his _____

_____ heirs and assigns forever, _____

A CERTAIN LOT OR PARCEL OF LAND situate, lying and being in the City of Waterville, County of Kennebec and State of Maine, and bounded and described as follows, to wit: - _____

BEGINING at an iron rod in the northerly line of Western Avenue and the westerly line of Messalonskee Avenue; thence westerly in and along the northerly line of said Western Avenue, one hundred twenty-four and two-tenths (124.2) feet to an iron rod; thence northerly in and along the line of land now or formerly of E. T. Foster, one hundred seventy-four and six-tenths (174.6) feet to an iron rod; thence easterly, one hundred twenty-eight and five-tenths (128.5) feet, more or less, to an iron rod in the westerly line of said Messalonskee Avenue; thence southerly along the westerly line of said Messalonskee Avenue, one hundred sixty-three and three-tenths (163.3) feet to the point of beginning. _____

TOGETHER with a right of way lying just northerly of the northerly line of the above described premises as now used and extending the entire length of the northern boundary of the property herein conveyed and being fifteen (15) feet in width measuring northerly from said northerly boundary, said right of way to include the right of ingress and egress to and from the granted premises on foot and by vehicle to the said Grantee herein, his heirs and assigns, EXCEPTING and RESERVING, however, so much of said right of way as was released under and by virtue of a certain Quitclaim Deed from Waterville Osteopathic Hospital to Leora M. Berry dated June 20, 1946 and recorded in the Kennebec County Registry of Deeds in Deed Book 834, at Page 292 and reference should be made to said Deed for a description of so much of said right of way as was released. _____

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said THOMAS V. TOTMAN, his

heirs and assigns, to them and their use and behoof forever, EXCEPTING
and RESERVING as aforesaid.
And I do **covenant** with the said Grantee, his heirs and assigns,

that I am lawfully seized in fee of the premises, that they are free of all encumbrances;
EXCEPTING and RESERVING as aforesaid;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will **warrant and defend** the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.,
EXCEPTING and RESERVING as aforesaid.

In Witness Whereof, I, the said SYLVIA R. PALMER

and

~~husband/ wife of the said~~

~~joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights~~
~~in the above described premises,~~ have hereunto set my hand and seal this Seventh
day of the month of April, A.D. 1988.

Signed, Sealed and Delivered
in presence of

.....
.....
.....
.....

Sylvia R. Palmer
Sylvia R. Palmer

State of Maine, County of Kennebec

on: APRIL 7, 1988.

Then personally appeared the above named

Sylvia R. Palmer

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ronald M. Roy

Notary Public
Attorney at Law

Printed Name, Ronald M. Roy



RECEIVED KENNEBEC SS.

1988 APR 11 AM 9:00

ATTEST: Thomas V. Totman
REGISTER OF DEEDS